



Scottish & Southern
Electricity Networks

TRANSMISSION

Document
reference

14/11/2022

Revision

1

Function

Major Projects

Meeting	Fort Augustus Community Liaison Group – Lovat Hotel Fort Augustus	
Date	05/08/2025	
Time	19:00 – 21:00	

Fort Augustus CLG Attendees and Apologies:

Attendees	Position
Ryan Davidson	SSEN Transmission – Community Engagement Policy Manager
Colin Macdonald	SSEN Transmission – PM Fort Augustus Substation Project
Mark McMillan	SSEN Transmission – PM Fort Augustus Substation Project
Colin Wallace	SSEN Transmission – PM Skye Reinforcement Project
Dugald McCallum	Omexom
Aneta Kippen	Omexom
Ian Allsopp	Forestry & Land Scotland
Sam Cornelius	Resident
Clare Chapman	Resident
Barbara Crook	Resident
Jenny Findlay	Community Council
Bob Lee	Resident
Brian Burrows	Resident
Elaine Moran	Resident
Apologies	

David Fraser	Councillor
Maren Ebeling	SSEN Transmission – CLM Skye Project
Jo Smith	Resident
Barbara Crook	Resident

Minutes

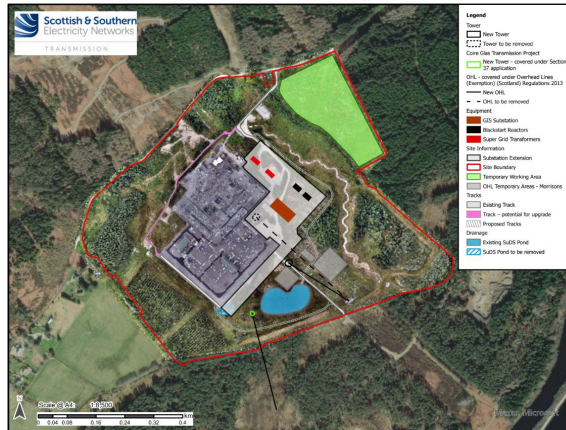
1.0	Introductions and apologies.
1.1	RD welcomed everyone in attendance and facilitated introductions
1.2	Apologies detailed above
2.0	Approval of previous minutes and matters arising
2.1	Previous minutes were circulated. No amendments but issues raised of time taken to circulate minutes. RD agreed to get minutes out by the end of the week.
3.0	Agenda
3.1	1. Welcome and Introductions 2. Apologies 3. Agree previous minutes 4. Review of previous actions 5. Project Updates 6. Omexom Update 7. AOCB 8. Date of next meeting
4.0	Review of Previous Actions
4.1	Following update on the flooding, CC raised concern about the water damage to the road from flooding and potential impact on residents. Initial concerns related to the mulching but both SSEN and FLS of the opinion that there are many contributing factors, including poor maintenance of the road and culvert.
4.2	It was also raised that this is a potential issue for the council as it's a public road. CW agreed to take a look at the culvert to see if any works can be carried out to improve water runoff and reduce the impact on residents during heavy rainfall.

4.2	CC raised concern about properties being demolished at the entrance. Not yet confirmed that these buildings will come down, but justification sought on why these have been purchased to be taken down, particularly when there is a need for accommodation for workers.			
4.3	CM gave us the overview of the business position and potential risk to housing people at the entrance to the substation given the amount of traffic and activity.			
4.4	Heigh restrictors – safety signage with contact details not in areas to direct safety concerns – IA stated any yellow ‘goalposts’ will likely be FLS. Ian to go away and have a look – residents advised to send in list of locations using what/three/words			
4.5	Number	Action	Owner	Response
	1.	Entrance to the substation – can the mess here be addressed?	Ryan	Spoke with several operative who think whatever the mess was has been cleared, including windblow. There will be contractors on site to cleanliness will be on the agenda and regular inspections. RD checked site before the meeting and noticed large trees still sitting over boundary. Will find out further info on when being removed when deer fence is installed.
	2.	Vegetation operations – more info – Sam to WhatsApp videos – issue is mulching is too low.	Ryan	Spoke with operations. They haven’t had any similar issues where mulching machines have done the same work. Will consider this for future. Did say that it was on FLS land and no concerns raised from them. RD spoke with FLS response below: We don’t think this was caused by one single source. I wouldn’t say this was purely a SSEN fault and it would be impossible to tell this far on from the occurrence. We had multiple wash outs that day through the whole estate due to adverse weather. So probably a mix of all elements,

				our aging road systems, sterilisation of crops changing hydrology, poor management of drains and more increasing extreme weather events. It was not of huge concern to us as it wasn't a critically damaging event to the road but I have raised it with the Civil Engineer to monitor.	
	3.	Tree planting and plan? Why not done, Overview on planting strategy and deer fence.	Ryan	SSEN T Operations will start remedial planting in November, mainly in windblown areas and will address some of the failed planting areas. Operations to send over Planting Strategy for Ryan to share. Work done over summer to aid growth rate by creating raised mounding - doesn't have weed competition. Planting season moved out as dry summer led to mounds drying out which led to planting being delayed. Aiming for November/ December.	
	4.	Find out if the properties at the entrance to the substation are being demolished. If so, can we confirm when?	Ryan	Not confirmed yet. Further information to be provided once we have confirmation of decision and next steps.	
	5.	Find out when trees topped nearest the boundary. RD to speak with Operations.	Ryan	Ops confirmed this has been done.	

	6.	Find out if the Coire Glas contractor has been appointed yet.	Ryan	No contractor appointed yet.
	7.	Following discussion around planting semi-mature trees, it was highlighted that the battery storage has planted mature trees. RD to find out from Mark who planted the trees.	Ryan	Spoke with Environmental manager. Option to consider it within revised woodland and habitat management plan. Mark Westwood to find out info on planting done at BESS and pass on info. Spoke with Forestry manager from Ops. He also mentioned the high risk with planting semi mature trees and potential differences in ground conditions. Project team will continue to consider in updated assessments and feed back into the CLG.
	8.	Broken overhead height restrictors – tension cables and left near substation track – find out what process is for this and highlight potential dangers to track users.	Ryan	All SSEN contractors should have signage with contact details for any safety concerns, including height restrictors etc. Contact number on them. If it isn't clear who to contact, please let RD know and I'll chase up. Broken height restrictors with no signage might belong to FLS
	9.	Traffic management plans for Skye. Can we provide further info?	Maren	The Highland Council have asked for the traffic management plans to be condensed into one single plan. Work ongoing to do this.
5.0	Project Updates			

Fort Augustus 400 kV upgrade - General



Description:

- The 400kV upgrade project is located within east of site and will supersede the existing planning consent for a 275kV extension.

Project updates:

- SSEN-T Permitted Development cable diversions will commence with mobilisation of welfare cabins etc w/c 1st Aug 2025. (See next slide)
- SSEN-T Operations continuing with felling, clearing and mulching the windblown trees in preparation for replanting in 2025 and 2026.
- Planning application 24/03150/FUL approved in April 2025. Discharge of pre-commencement conditions is ongoing
- Overall project dates are enabling works in 2025/26, construction works in 2026 to 2029, commissioning works in 2028 to 2030.

Fort Augustus 400 kV upgrade - Cable Diversions (Perm Dev.)



Description:

- Multiple existing cable circuits will be diverted to new routes adjacent to the new substation perimeter.
- Circuits include Underground Cable (UGC) and Overhead Line (OHL) types. Works will be undertaken between Summer 2025 and Spring 2026 (likely demobilisation in mid-winter 25/26)

Project updates:

- Arrival of welfare cabins etc. w/c 1st August 2025
- Civil works for UGC (trenches being dug, cable ducting being installed) from August 2025
- Electrical (cabling) works from September 2025
- Overhead Line (OHL) modifications from late 2025. Some areas of wooden pole OHL being converted to UGC

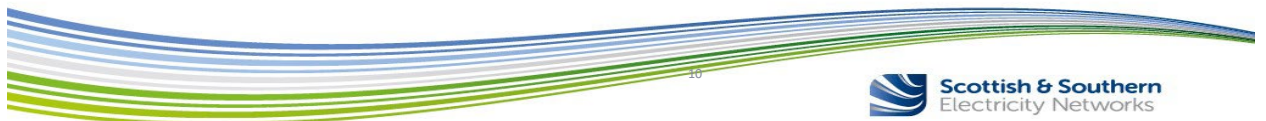
Fort Augustus 400kV Upgrade - Public Road Interactions



Pre-Commencement Condition: Resolve the standing water issue on the carriageway of the U1663 Jenkins Park. Design is approved. Works planned for late 2025. Appropriate notices / traffic controls will be in place, including at times temporary road closure. Permit application to THC is underway.



An acoustic fence will be installed in the location shown to increase attenuation lost during the storm in 2024 (attenuation loss due to fallen trees). Installation in Autumn 2025.



5.1	CM provided update on the substation. Confirmed enabling works kicking off in August.
5.2	CM provided details on the cable diversion works. Omexom present to provide further detail.
5.3	Question around information in slides relating to <i>demobilization but mid winter- 25/26</i> . This will be subject to weather and conditions whether the projects leave and then return February or March in 2026.
5.4	CM gave an update on Jenkins Park. Work should be completed this year. Could be some periods of road closure. Application is in with the Highland Council.
5.5	Request to fix two bumps in the roads between Jenkins Park – CW and DM passed on process for how to report as might be under warranty from the contractor who done it. Will be identified in pre-condition survey with the council with SSEN in 2026.
5.6	RD ran through Coire Glas and Bhlaraidh Windfarm slides. Noted that consultation took place recently for update to the Coire Glas alignment. Consultation period is still open and attendees encourage dto submit feedback directly via the project web page.

Coire Glas Connection– Development

Overhead Line Development

The Project has continued to engage with both the Developer and FLS regarding routeing in Glengarry Forest with the aim of reducing impacts on areas of Caledonian Pine in particular.

This has presented significant challenge to all parties and has resulted in the Developer agreeing to relocate their Point of Connection (Coire Glas Switching station) which in turn has allowed us to explore and develop alternative alignments in this area.

Due to the extended nature of these ongoing discussions and the subsequent delay to programme, taken together with the additional design measures being developed to mitigate various objections to our s37 application (March 2023), we have decided a new section 37 Application would be more appropriate to capture these changes than submitting a significant amount of Supplementary Environmental Information (SEI).

We have therefore withdrawn the previous s37 application and will submit a new s37 application that assesses the full new alignment.

Next Steps:

- Submission of a new Scoping Report – Quarter 2 2025.
- Further Statutory and Public Consultation (PAC) – 30th/31st July 2025 and Quarter 4 2025.
- New section 37 Application - Quarter 4 2025.



Coire Glas Connection-Development

Coire Glas Switching Station

Following the Developer's decision with FLS to relocate their switching station, which provides the point of connection to the Transmission network, the project is continuing with development of the engineering design and Environmental Impact Assessments to support a Town and Country Planning Application. This application will be known as the "Coire Glas Switching Station".

Next Steps:

- Submission of revised Scoping Report to THC- Quarter 2 2025
- Submission of Pre-Application Notification (PAN) to THC
- Further Statutory and Public Consultation (PAN 1&2) – 30th/31st July 2025 and Quarter 4 2025 (in conjunction with the OHL PAC)
- Submission of our TCP Application is now anticipated in Quarter 4 2025



Loch Lundie Substation

The Project has completed the Engineering Design and is finalising the Environmental Impact Assessments to support a Town and Country Planning Application for the Loch Lundie Substation.

As part of our EIA work we have engaged further with FLS as landowner regarding our Peat Restoration planning. FLS have recommended areas that currently sit outside of the current red Line Boundary previously consulted on as they feel that these areas present better conditions for restoration. We will therefore be submitting a revised Pre Application Notice and coming back out to Consultation further on this element towards the end of August. This has caused a subsequent delay to our Town and Country Planning Application date for Loch Lundie substation

Next Steps:

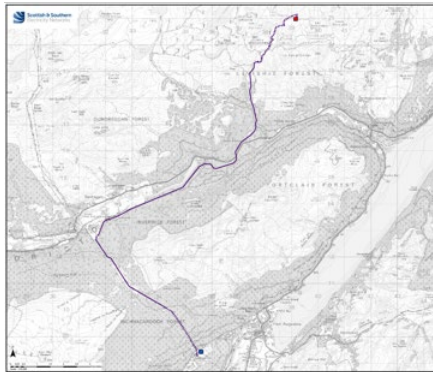
- Town and Country Planning Application- Quarter 4 2025

General Project Position

- The Developer is maintaining their contracted connection dates for connection of both Phase 1 and 2 on 31st October 2029.
- As such our connection construction works are anticipated to commence in Q2 2027 and be completed by October 2029.
- Demolition and removal of the existing 132kV infrastructure between Loch Lundie and Auchterawe may potentially extend this out to spring 2030
- We are currently commencing supply chain engagement in order that construction cost and programme can be refined and long lead plant items be identified and sourced



Bhlairaidh Wind Farm



Still waiting on discharge conditions from The Highland Council
Expect this imminently

Requirement to repair bridges before access will be granted.

Confirmation of continued inclusion of Bhlairaidh within Fort Augustus CLG as part of planning condition.

We will aim to progress forestry elements as the first package of works



- 5.7 CW covered off Skye update. Use of the quarry means limited traffic coming through. Stone will come from quarry for Skye and Omexom to use, again limiting number of heavy vehicles coming through the village.

Skye Reinforcement



Section 37 has been granted June 25 Main construction works will start March 26

Permission granted for use of the quarry

Upcoming pre-construction works:

Fencing
Stone production
Forest road reinforcement
Compound and drum storage area construction

All due September onwards.

All stone to come from quarry with none imported.

Roughly 20-person team – 5 vehicles.

All other site plant will once delivered not pass any houses.



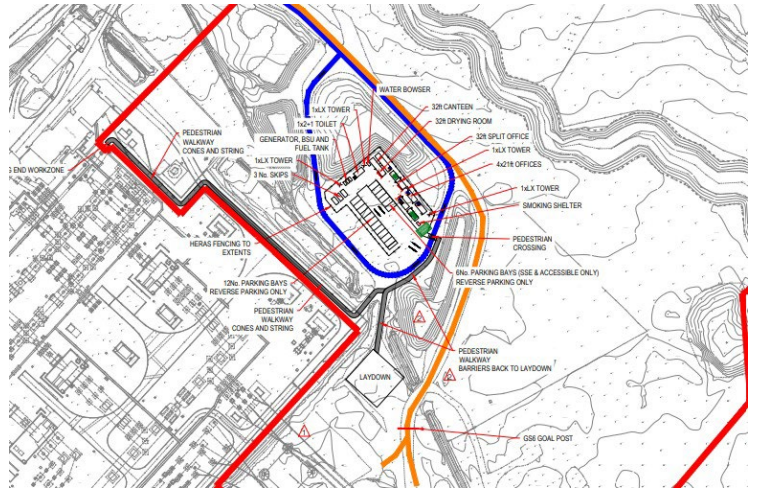
5.8 CM noted that he's been tasked with speeding up works. Looking at starting on different fronts and assessing starting at different sections. Once we have dates and activity confirmed, we will circulate.

6.0 Omexom Update

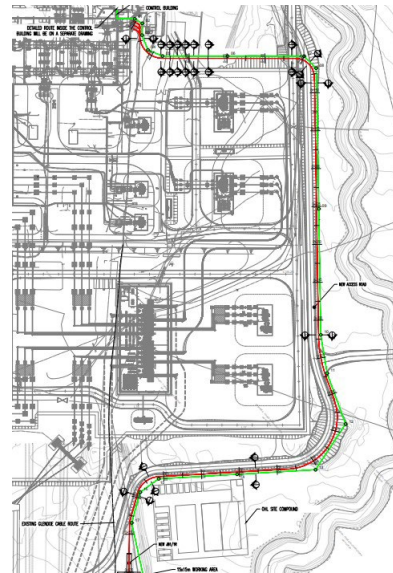
6.1 Dm provided update via the slides.

- As part of the ASTI Framework Contract Omexom have been contracted to undertake the works to extend and upgrade the existing Fort Augustus Sub-station. These works will include
- Set up temporary site compound 11th-18th August
- Glendoe 132KV Diversion Works
September – Dec 2025
March to April 2026
- 33KV Diversion Works
August to November 2025
- Jenkins Park Road Works
Duration 2 weeks – Start date subject to discussions and agreement with HIC Roads
Use of temporary traffic signals daily and 2 day full closure.

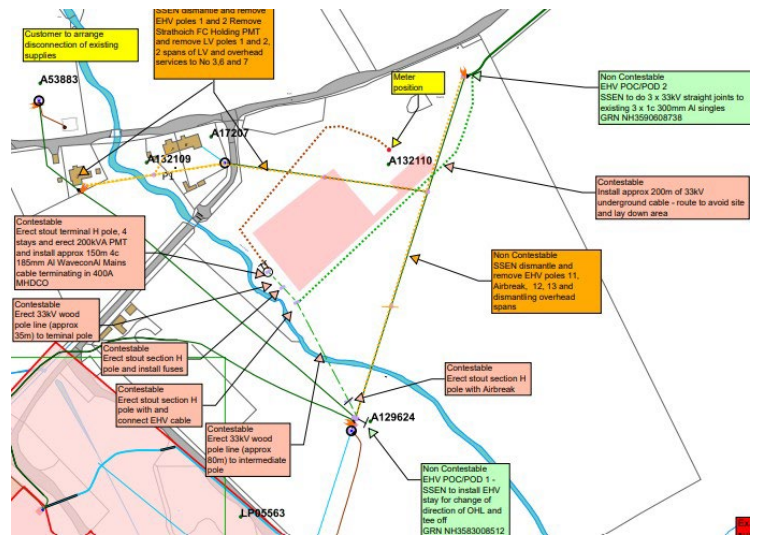
Temporary Site Set Up



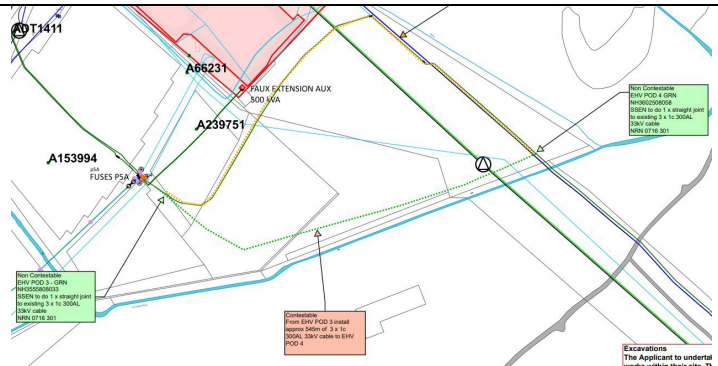
Glendoe Diversion Works



33KV Works CDM Area



33KV Works Glendoe Cable Diversion



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| 6.2 | Omexom to be based in compound where AMY was previously. Shouldn't be able to see the compound from the road. Parking is down at the compound to so should not be visible. |
| 6.3 | DM provided overview of cable diversion and the 33kv works. Images in slides |
| 6.4 | AK introduced to the group as Community Liaison Officer for Omexom. Agreed that RD could share her number now that it was active. |
| 7.0 | AOCB |

7.1	RD provided update on contact for any issues with lights at the substation. Ryan and Fiona happy to continue to be point of contact if lights left on. Both will coordinate if going off on leave to ensure someone can pick it up and details passed on to residents in advance.
7.2	CC asked if Coire Glas team fed back concerns about the 3D model. The model showed trees that have already come down. RD to take action to speak with the 3D model team to get info on the data used for building model and raise issue of presenting inaccurate info at public consultations.
8.0	Date of next meeting
8.1	4 th November 2025, The Lovat Hotel 7pm – already booked.

Actions.

Number	Action	Owner
1.	Speak with Mike – status on larger trees removed ahead of deer fence installation.	Ryan
3.	Colin to meet regarding culverts with residents to assess culverts in previously flooded area around September.	Colin W
4.	Check height restrictors within vicinity to works. Find out if damaged ones below to FLS or SSEN Contractor	Ian/Ryan
5.	Could the two humps on the road be repaired? Jenkins park to the substation – Check with the council	Residents to action with THC. Omexom to include in Pre-condition Survey
6.	Lighting inside substation can this be reviewed and redirected down.	Ryan to speak with Ops
7.	Ryan to speak with Derek regarding 3D model. Ryan will also speak with 3D W who built the mdel to understand what data was used to form the model.	Ryan
8.	Ryan to share Aneta's contact details	Ryan
9.	Ryan to add Planting strategy doc to minutes	Ryan